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# Huntington Avenue/ Prudential Center District

## A Summary Of The Proposed Zoning

### The IPOD Planning Process

In 1987 the Zoning Commission established an Interim Planning Overlay District (IPOD) for the Downtown which required that detailed plans be prepared for eleven districts. As one of the eleven areas, the Huntington Avenue/Prudential Center District has been the focus of a planning study, the goal of which is to establish new permanent zoning regulations.

### The People Involved in the Planning Process

In 1986 Mayor Flynn formed a community review committee, the Prudential Project Advisory Committee (PruPAC) to advise on the critical planning issues regarding the redevelopment of the Prudential Center. The PruPAC has been working with the Boston Redevelopment Authority, the Boston Transportation

Department, and the Mayor's Office of Neighborhood Services on the planning process for the Prudential Center redevelopment. The PruPAC has held over 300 meetings to discuss and review the project's critical issues, and has generated development guidelines which have articulated many of the goals to be achieved in creating new zoning for the Huntington Avenue/Prudential Center District.

With the release of the proposed zoning, the PruPAC has been reviewing and commenting on its major components along with their review of the Prudential Center Project. This advisory role ensures that the community continues to share in the realization of the vision for the revitalization of the entire district.

Don Flynn, Mayor



The revitalization of the Prudential Center and its surrounding area promises to be the most significant development in Boston's Back Bay since the current Prudential Center construction was undertaken in 1950. A critical element in planning the Prudential Center's revitalization is the establishment of new zoning regulations for the Huntington Avenue/Prudential Center District.

In 1986 I created the Prudential Project Advisory Committee (PruPAC) to oversee the complex planning process and to develop permanent zoning recommendations for the district. Since that time numerous meetings have taken place to address these objectives in a comprehensive fashion. The results of the efforts and commitment of the PruPAC members and many other concerned citizens are reflected in the proposed zoning provisions outlined in this summary.

As the community review process for these zoning provisions takes place in the weeks ahead, I urge all concerned citizens of Boston to attend the scheduled meetings and to let their opinions be known. I look forward to working with all of you in bringing about the revitalization of the Prudential Center and in enjoying the benefits that this project will bring to its surrounding neighborhoods.

Sincerely,

*Raymond L. Flynn*

Raymond L. Flynn  
Mayor of Boston



### 2. Revitalization of the Prudential Center

The new zoning permits the preparation of a complete redevelopment plan for the revitalization of the Prudential Center, which will provide for amenities such as housing, shops, improvements, the addition of podium arcades, new open spaces, expanded retail opportunities, and an improved mid-rise plan. The zoning mechanism is a critical element in the revitalization of the Prudential Center.



Prudential Center is a 1,000,000 sq. ft. office building, 30 stories high, with a podium arcade, 100,000 sq. ft. of retail space, and a 100,000 sq. ft. parking garage. The building is currently owned by the Prudential Insurance Company of America. The building is currently occupied by the Prudential Insurance Company of America.

The proposed redevelopment plan for the Prudential Center includes the construction of a new 1,000,000 sq. ft. office building, 30 stories high, with a podium arcade, 100,000 sq. ft. of retail space, and a 100,000 sq. ft. parking garage. The building is currently owned by the Prudential Insurance Company of America. The building is currently occupied by the Prudential Insurance Company of America.

### 3. Open Space

The proposed redevelopment plan for the Prudential Center includes the construction of a new 1,000,000 sq. ft. office building, 30 stories high, with a podium arcade, 100,000 sq. ft. of retail space, and a 100,000 sq. ft. parking garage. The building is currently owned by the Prudential Insurance Company of America. The building is currently occupied by the Prudential Insurance Company of America.



### Provisions of the New Zoning Plan

The Huntington Avenue/Prudential Center District Zoning plan affords new opportunities for neighborhood protection and planned growth which will contribute to the revitalization of the district overall. The primary provisions and benefits of the new zoning plan include:

#### 1. Neighborhood Protection and Historic Preservation

In order to protect the significant architectural character and historic scale of the district's residential neighborhoods, the St. Botolph Street St. German Street and Massachusetts Avenue/Belvidere Protection Areas are being established. The Protection Areas include height limits which will preserve the low-scale character of the neighborhoods.

#### 4. Affordable Housing

New development at the Prudential Center must include the creation of affordable housing. The new zoning requires the developer to provide assistance for the construction of affordable units off-site. These contributions, in addition to housing linkage payments required of the developer, in total the Prudential Center will help fund the creation of over 300 units of affordable housing.





